

## DOWN PAYMENT ASSISTANCE PROGRAM CITY OF COALINGA REDEVELOPMENT AGENCY

The City of Coalinga, through the Coalinga Redevelopment Agency, is now offering down payment assistance (DAP) for moderate and low income persons to purchase new or resale homes within the Redevelopment Plan Area (Core Area), in addition to the existing DAP at Sandalwood and Foxhollow subdivisions, which include new and resale. These funds are available to persons who meet the income criteria set forth by the California Department of Housing and Community Development (HCD) for Foxhollow and the Core Area. Funds are available in Sandalwood to buyers that meet California Housing and Finance Agency (CHFA) income criteria. If a homebuyer qualifies to receive assistance under this program, the Coalinga Redevelopment Agency will forward these funds to your title company. The Agency will pay an amount up to 50% of the required total down payment and closing costs, not to exceed the maximum amount of assistance the qualified buyer may receive. The maximum amount of assistance moderate income persons may receive is \$3,800. The maximum amount of assistance low income persons may receive is \$5,100, and the maximum amount very low income persons may receive is \$6,400.

The down payment assistance or “grant” is evidenced by a deed restriction against the property for the longest period of time feasible, but not less than ten years. Each year, the balance of assistance decreases approximately 10%. If the home is occupied for the full ten years, the restriction will be released and forgiven by the Agency, and no repayment will be required.

Please be advised that the income limits set forth by HCD and CHFA change every year. Nevertheless, in order to qualify for DAP, buyers must meet the HCD/CHFA income limits in effect at the time an application for assistance is submitted to the Agency (see tables below). The Coalinga Redevelopment Agency has no power in controlling the income limits established by CHFA or HCD. In order to offer homebuyers this assistance, the Agency is required to operate within the CHFA or HCD guidelines. In addition applicants cannot exceed a 33% Housing/Income Ratio. This is determined by dividing the mortgage payment and the gross monthly income of all household members.

Please be advised that the down payment assistance or “grant” described in this paper is not related in any way to assessment(s) which may pertain to the property being purchased and which may be charged on a property tax bill or utility bill, or both.

**Table A: Maximum Allowable Monthly and Annual Gross Income by Household Size for Very Low Income**

Size	1	2	3	4	5	6	7	8
Monthly	1,325	1,512	1,704	1,891	2,041	2,195	2,345	2,495
Annual	15,900	18,150	20,450	22,700	24,500	26,350	28,150	29,950

**Table B: Maximum Allowable Monthly and Annual Gross Income by Household Size for Low Income**

Size	1	2	3	4	5	6	7	8
Monthly	2,116	2,420	2,725	3,025	3,270	3,512	3,754	3,995
Annual	25,400	29,050	32,700	36,300	39,250	42,150	45,050	47,950

**Table C: Maximum Allowable Monthly and Annual Gross Income by Household Size for Moderate Income**

Size	1	2	3	4	5	6	7	8
Monthly	3,179	3,633	4,087	4,541	4,904	5,266	5,633	5,995
Annual	38,150	43,600	49,050	54,500	58,850	63,200	67,600	71,950

Downpayment Assistance Forms Required: Application, Income Ratio Worksheet, Guidelines, Tax Returns for the past two years, current pay stubs, credit report, escrow instructions, and Mortgage Credit Analysis Worksheet.

**FOR FURTHER INFORMATION, PLEASE CONTACT STEVE WEAVER AT:**  
[sweaver@coalinga.com](mailto:sweaver@coalinga.com) or call (559) 935-1533.